

Sandy Pines Community Asset Investment Priorities Survey

Community Transparency Report

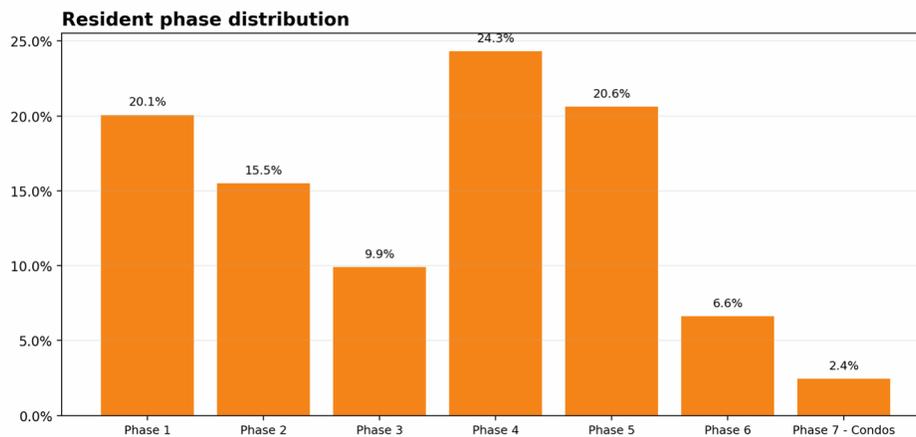
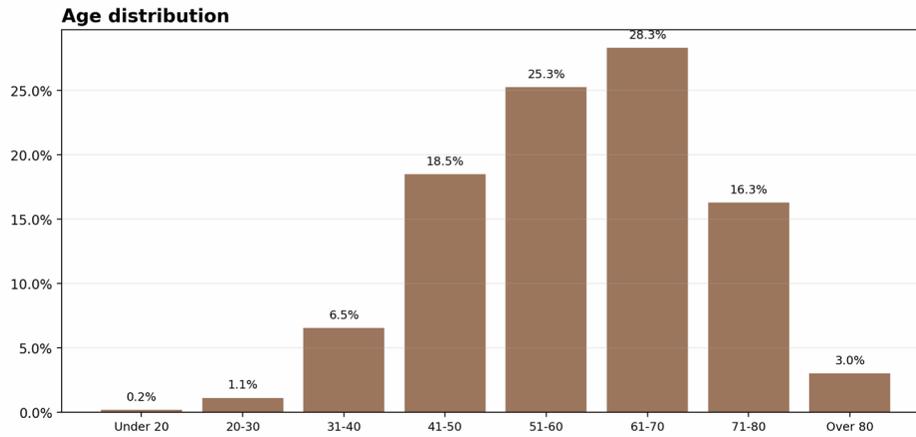
Demographic respondents	Final comments analyzed	Fund renewal support	Top category
1,271	900	67.4%	Lake amenities

1. Executive summary

- Residents placed the strongest overall priority on lake amenities and park amenities, ahead of convenience centers and general building assets.
- The clearest project-level priority signal in the survey was the installation of additional lake pumps, followed by aquatic vegetation management equipment and lake dredging within the lake project list.
- Among general building assets, the Ice Cream Shop and Support Building ranked first, followed by the Pavilion / CC / Tot Center concept.
- For park decision-making, residents most strongly emphasized preventing deterioration of existing amenities, then safety/risk reduction, frequency of use, and benefit to the greatest number of people.
- Convenience center feedback pointed toward a practical middle path: durable structures and simple, cost-efficient facilities, with most residents preferring a mix of approaches depending on location and need.
- Support for renewing the fund with economic adjustments was 67.4% yes (621 yes, 301 no; n=922).
- Final comments most often focused on maintenance, water quality, affordability, dues, and transparency.

2. Participation and resident profile

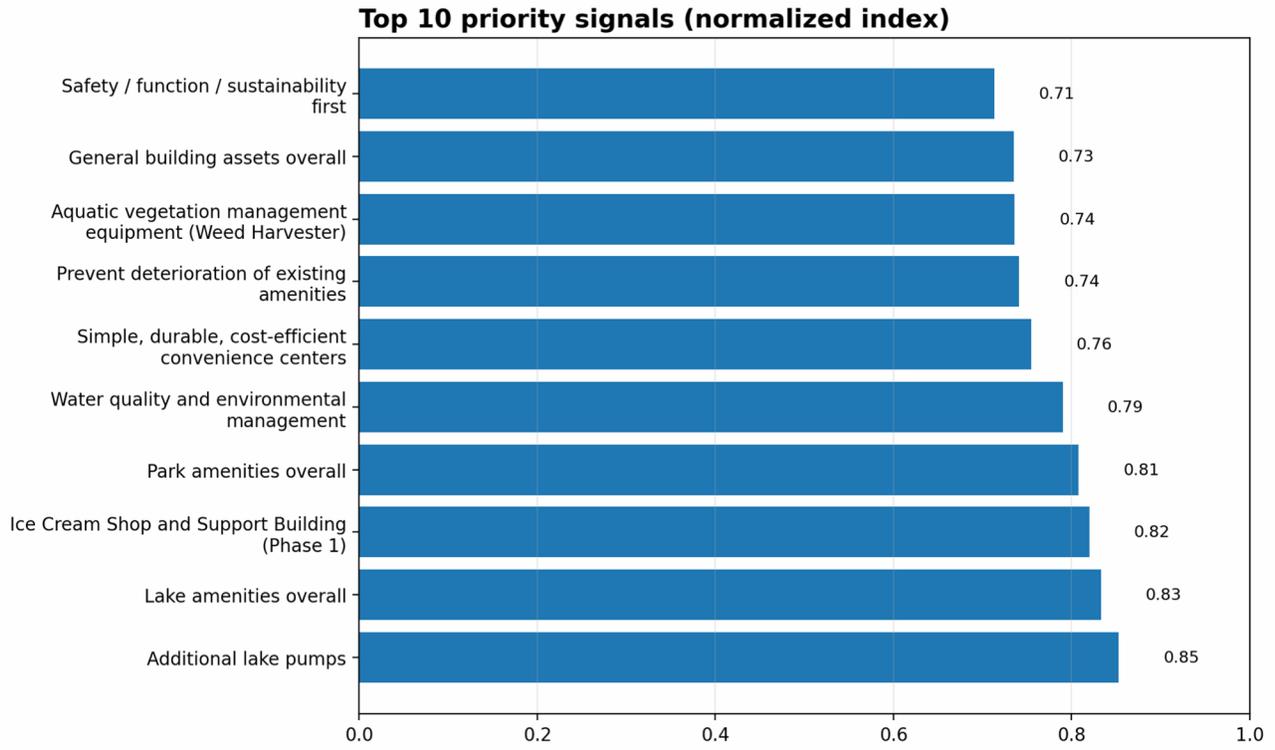
Response counts varied by section because the survey moved residents through different topic blocks. The demographic/profile portion received 1,271 responses; later detailed sections ranged from 894 to 1,055 responses, and the final comment question received 900 comments.



TOPIC	WHAT THE DATA SHOWS
Largest age bands	61-70 (28.3%), 51-60 (25.3%), 41-50 (18.5%)
Largest resident phases	Phase 4 (24.3%), Phase 5 (20.6%), Phase 1 (20.1%)
Membership tenure	1-5 years (32.2%) and more than 20 years (22.9%) were the largest groups
Information clarity	97.8% said the information was very, somewhat, or mostly clear

3. Top 10 priority signals

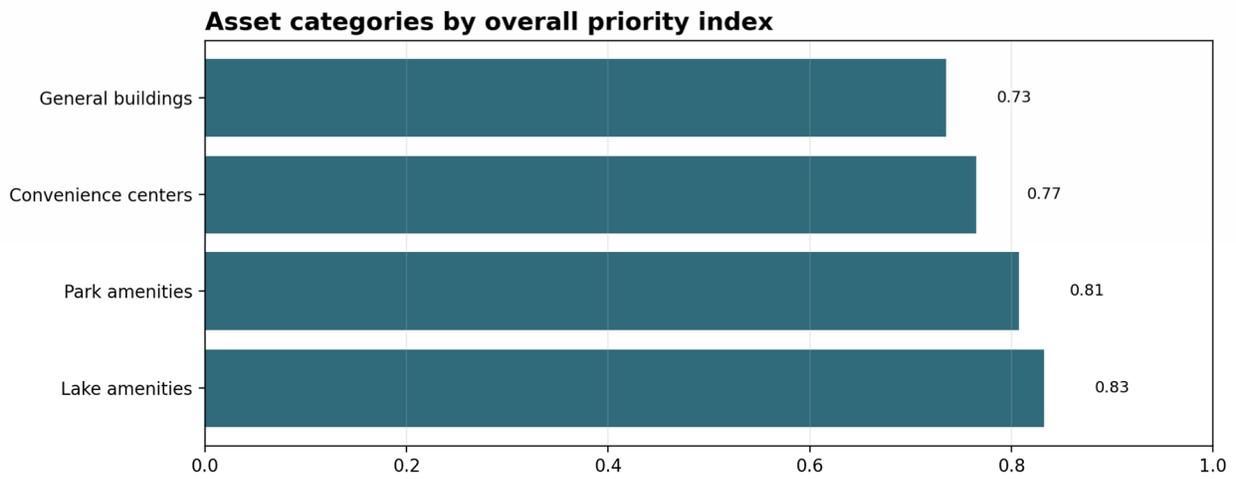
Because the survey used several question formats (single choice, weighted category priorities, and ranked lists), the table below uses a normalized priority index to compare the strongest signals across sections. It should be read as a directional synthesis, not as a single ballot count.



PRIORITY	TYPE	PRIORITY INDEX	EVIDENCE
Lake amenities overall	Category priority	83.3%	Highest overall category score (3.33/4); 55.9% marked high priority
Park amenities overall	Category priority	80.8%	Second-highest category score (3.23/4); 43.7% marked high priority
Additional lake pumps	Specific project	85.3%	Highest-scoring specific project in the survey (6.82/8)
Water quality and environmental management	Lake investment type	79.0%	Top-rated lake investment type (3.95/5)
Ice Cream Shop and Support Building (Phase 1)	General building asset	82.0%	Top-ranked general building asset (4.10/5)
Simple, durable, cost-efficient convenience centers	Convenience center direction	75.5%	Residents rated both durability and cost-efficient simplicity highest for convenience centers
Prevent deterioration of existing amenities	Park decision factor	74.1%	Highest-rated park decision factor (5.19/7)
Aquatic vegetation management equipment (Weed Harvester)	Specific project	73.6%	Second-highest specific lake project (5.89/8)
General building assets overall	Category priority	73.5%	Moderate category priority overall (2.94/4)
Safety / function / sustainability first	Investment approach	71.3%	71.3% prioritized lake function, safety, and long-term sustainability first

4. Category-level investment priorities

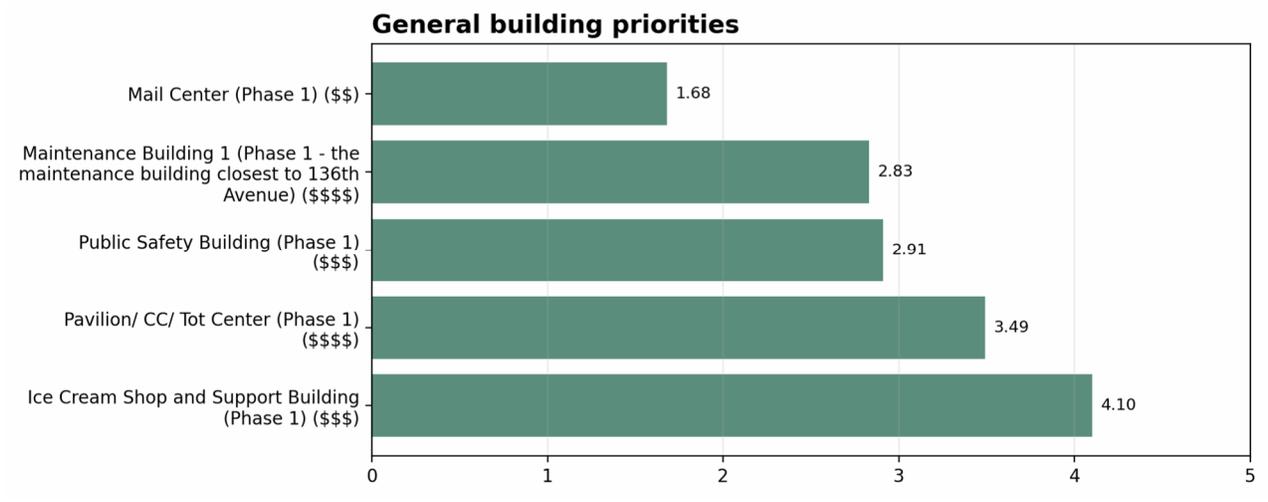
At the broadest level, residents put the highest overall emphasis on lake amenities, then park amenities. Convenience centers and general building assets still matter, but they scored lower on the overall priority scale.



CATEGORY	HIGH-PRIORITY SHARE	WEIGHTED AVERAGE
Lake amenities	55.9%	3.33
Park amenities	43.7%	3.23
Convenience centers	33.6%	3.06
General building assets	25.0%	2.94

5. General building priorities

Within the general building list, the Ice Cream Shop and Support Building ranked first. The Pavilion / CC / Tot Center concept ranked second, while the Mail Center ranked last by a wide margin.



ASSET	PRIORITY SCORE	RESPONSES
Ice Cream Shop and Support Building (Phase 1) (\$\$\$)	4.10	1,040
Pavilion/ CC/ Tot Center (Phase 1) (\$\$\$\$)	3.49	1,040
Public Safety Building (Phase 1) (\$\$\$)	2.91	1,040
Maintenance Building 1 (Phase 1 - the maintenance building closest to 136th Avenue) (\$\$\$\$)	2.83	1,040
Mail Center (Phase 1) (\$\$)	1.68	1,040

6. Convenience centers

- Category priority for convenience centers was moderate: 33.6% marked them high priority and the weighted average was 3.06 out of 4.
- The most selected overall preference was: durable but not FEMA-rated convenience centers with safety facilities provided elsewhere (44.4%).
- If funding is approved, the most selected path was a mix of approaches depending on location and need (51.0%).
- The highest-rated planning statements were: durable, concrete-like materials (3.02/4) and simple, functional, cost-efficient facilities (3.02/4).

Question 12 - overall preference

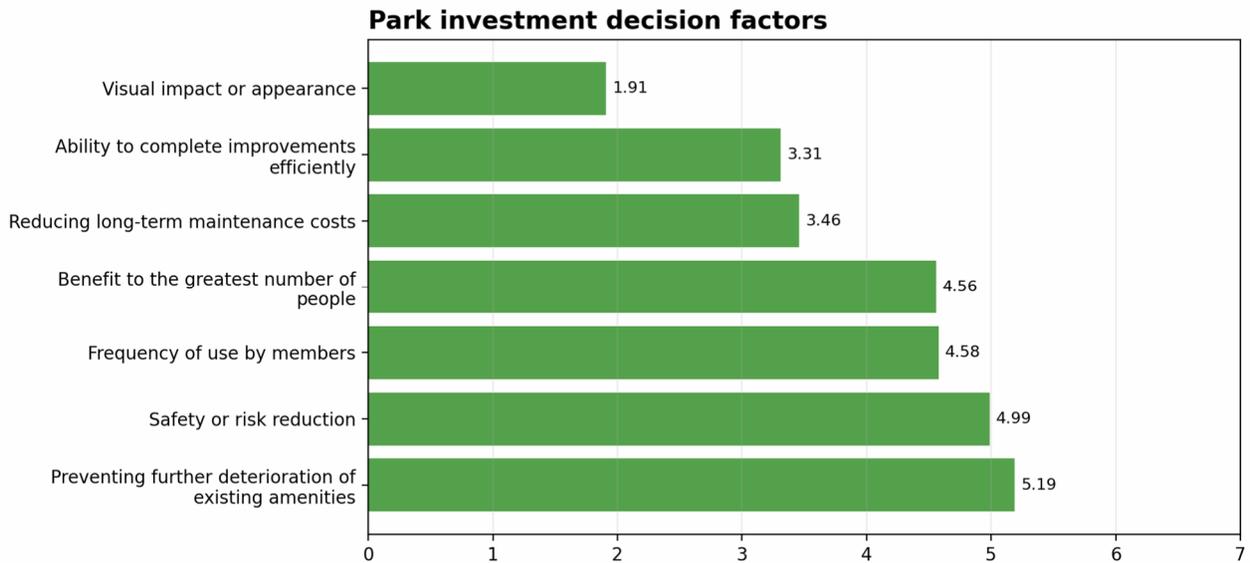
ANSWER	PERCENT	COUNT
All Convenience Centers should be FEMA-rated safety structures, even if that increases cost	24.3%	240
Convenience Centers should be durable but not FEMA-rated, with safety facilities provided elsewhere	44.4%	439
Convenience Centers should focus only on restroom and shower use	21.1%	209
I do not have a strong preference regarding Convenience Center safety or construction	10.2%	101

Question 13 - preferred funded approach

ANSWER	PERCENT	COUNT
Convenience Centers with higher durability and safety features (\$\$\$\$)	15.6%	154
Convenience Centers with simpler, basic features and separate safety facilities (\$\$)	25.6%	253
A mix of both, depending on location and need (\$\$\$)	51.0%	504
Not sure / need more information	7.9%	78

7. Park amenities

Park amenities ranked second overall at the category level. Residents most strongly want park decisions to prevent further deterioration and reduce safety risk before emphasizing appearance.



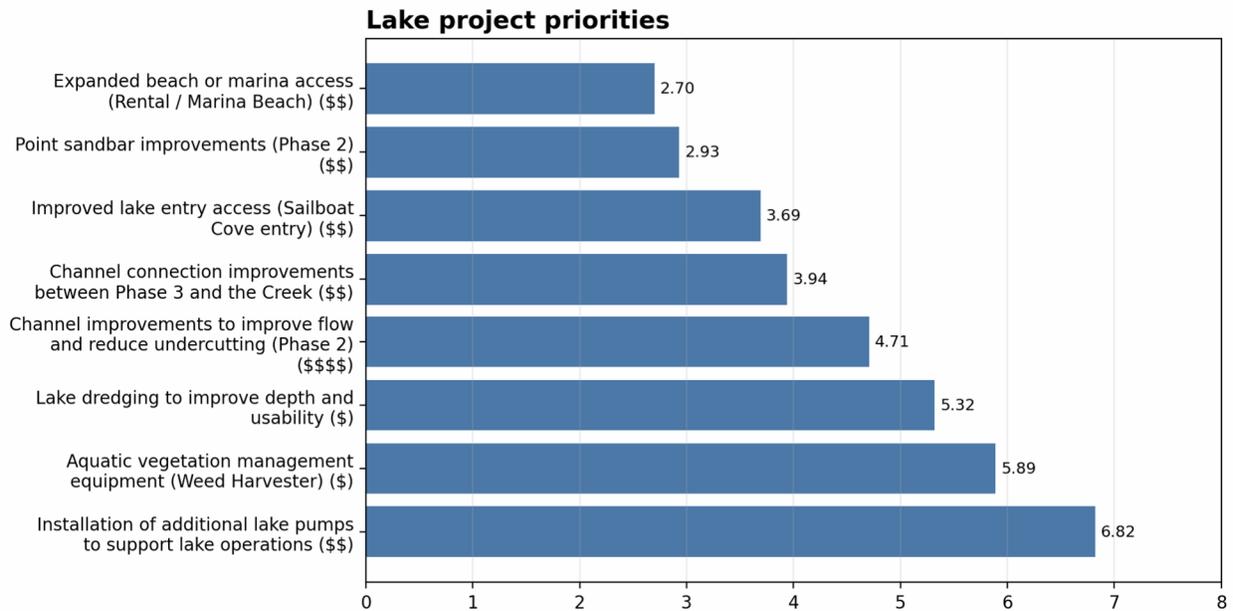
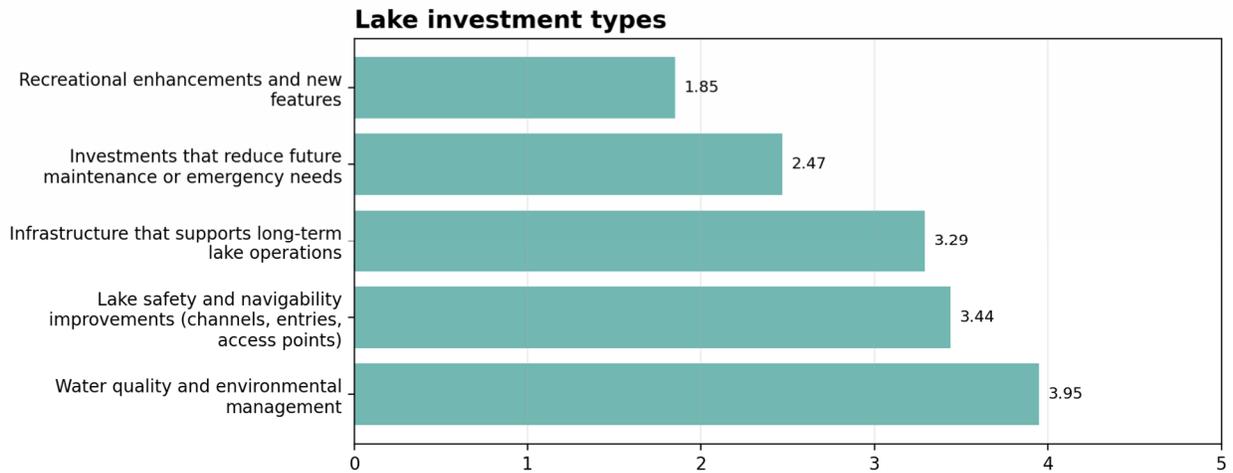
DECISION FACTOR	PRIORITY SCORE	RESPONSES
Preventing further deterioration of existing amenities	5.19	945
Safety or risk reduction	4.99	945
Frequency of use by members	4.58	945
Benefit to the greatest number of people	4.56	945
Reducing long-term maintenance costs	3.46	945
Ability to complete improvements efficiently	3.31	945
Visual impact or appearance	1.91	945

Question 16 - preferred sequencing approach

ANSWER	PERCENT	COUNT
Focus first on safety, access, and basic functionality	24.8%	234
Focus on high-use areas, even if some lower-use areas wait longer	29.5%	279
Prioritize projects that prevent higher future costs	18.0%	170
Balance improvements across the park over time	25.2%	238
No strong preference	2.5%	24

8. Lake amenities

Lake amenities produced the strongest overall priority signals in the survey. Water quality / environmental management ranked first among lake investment types, and additional lake pumps ranked first among specific lake projects.



Question 19 - Lake Investment Types

INVESTMENT TYPE	PRIORITY SCORE	RESPONSES
Water quality and environmental management	3.95	894
Lake safety and navigability improvements (channels, entries, access points)	3.44	894
Infrastructure that supports long-term lake operations	3.29	894
Investments that reduce future maintenance or emergency needs	2.47	894
Recreational enhancements and new features	1.85	894

Question 20 - specific lake projects

PROJECT	PRIORITY SCORE	RESPONSES
Installation of additional lake pumps to support lake operations (\$\$)	6.82	894
Aquatic vegetation management equipment (Weed Harvester) (\$)	5.89	894
Lake dredging to improve depth and usability (\$)	5.32	894
Channel improvements to improve flow and reduce undercutting (Phase 2) (\$\$\$\$)	4.71	894
Channel connection improvements between Phase 3 and the Creek (\$\$)	3.94	894
Improved lake entry access (Sailboat Cove entry) (\$\$)	3.69	894
Point sandbar improvements (Phase 2) (\$\$)	2.93	894
Expanded beach or marina access (Rental / Marina Beach) (\$\$)	2.70	894

Question 22 - preferred lake investment approach

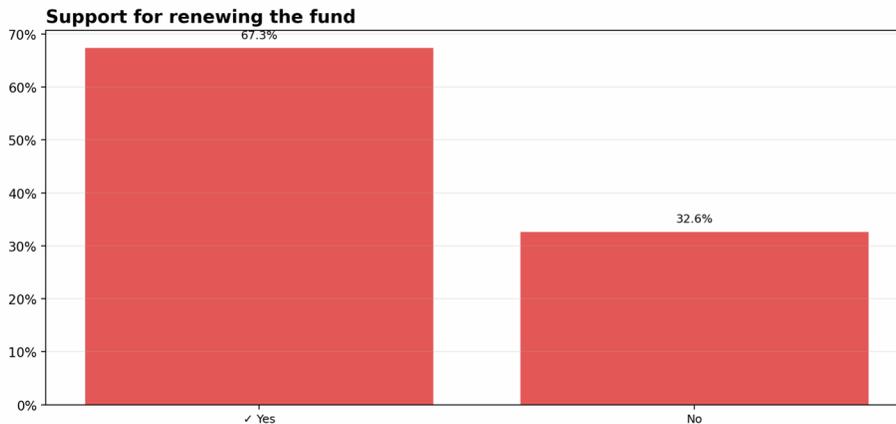
ANSWER	PERCENT	COUNT
Focus first on lake function, safety, and long-term sustainability	71.2%	637
Balance function with recreational and experiential enhancements	19.4%	173
Prioritize new amenities that enhance user experience	4.6%	41
No strong preference	4.8%	43

9. Additional ideas and funding

When residents were asked about additional concepts beyond the core categories, the strongest example option was the Core Development concept. Support for renewing the fund with economic adjustments was 67.4% yes.

Question 23 - additional concepts / improvements

ANSWER	PERCENT	COUNT
None of the above	22.0%	203
Core Development: combining the Pavilion/ Tot Center, Picnic Shelter, Ice Cream Shop, and surrounding site area into a new “core” with safer parking layouts, combined building footprints, and without obstructing the Lake. (\$\$\$\$) Phase 1	34.3%	316
Enhanced Entry: combining the entry gate, public safety, mail center, and maintenance building parking area for an enhanced entry to the community to provide a centralized hub for patrons and visitors, safer traffic patterns, and optimizing the ideal road frontage. (\$\$\$\$) Phase 1	8.9%	82
Recreation Area Update: eliminated underused or unused site amenities in the recreation area and created a lively community space for new pickleball courts and other missing recreation assets in the community. (\$\$\$\$) Phase 5	24.0%	221
Marina/ Rental Beach: Develop the Phase 6 rental / marina beach area to add picnic area, seating area, sunset benches, landscaping and golf cart parking to make it a park destination. (\$\$\$\$) Phase 6	11.8%	109
Other (please specify)	18.1%	167

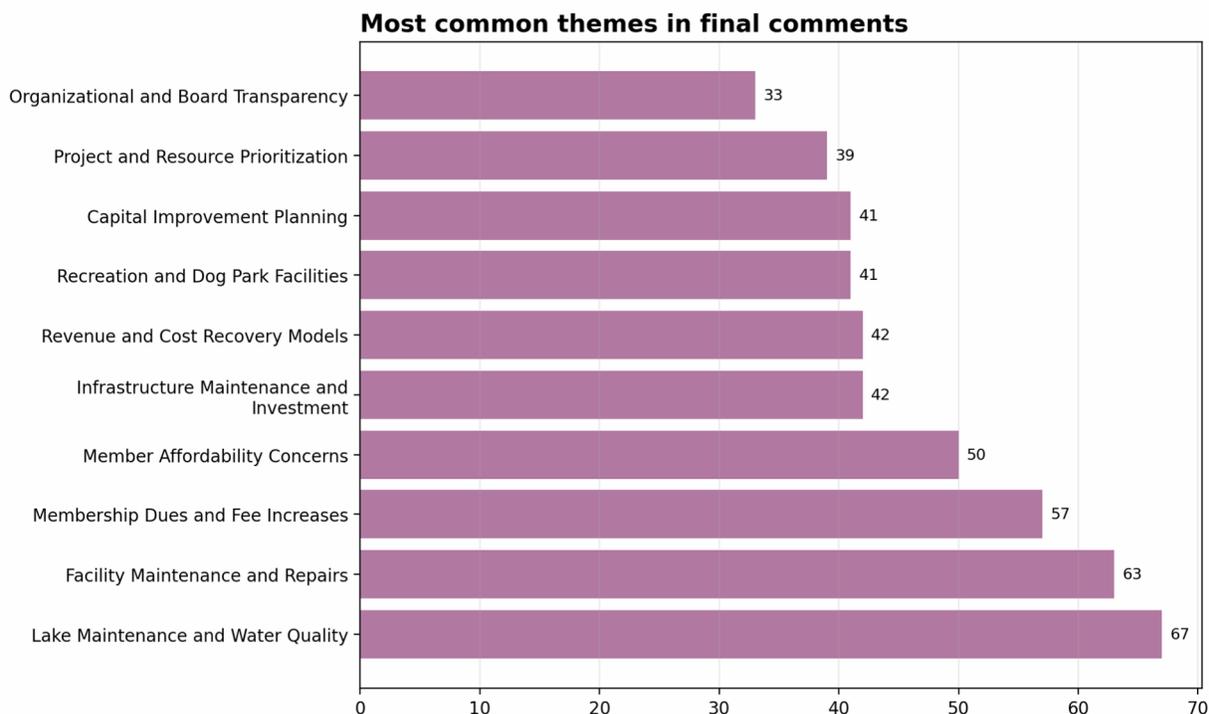


Question 24 - fund renewal support

ANSWER	PERCENT	COUNT
Yes	67.3%	621
No	32.6%	301

10. What residents said in final comments

The final comment set reinforces the quantitative results: members repeatedly returned to maintenance, water quality, affordability, dues, transparency, and how projects should be prioritized.



THEME	MENTIONS
Lake Maintenance and Water Quality	67
Facility Maintenance and Repairs	63
Membership Dues and Fee Increases	57
Member Affordability Concerns	50
Revenue and Cost Recovery Models	42
Infrastructure Maintenance and Investment	42
Capital Improvement Planning	41
Recreation and Dog Park Facilities	41
Project and Resource Prioritization	39
Organizational and Board Transparency	33
Amenity Operating Hours and Seasons	33
Member Input and Voting	26

Sentiment labels in the export

SENTIMENT	COUNT
Neutral	376
Negative	192
Positive	180
Unknown	70

A companion Excel workbook accompanies this report and includes the full aggregate raw tables plus redacted verbatim comments and redacted open-ended idea responses.

11. Transparency appendix - aggregate raw results

The appendix below presents the aggregate raw tables used in the report. To protect respondent privacy in a public website context, respondent IDs and exact timestamps are not reproduced here; the companion workbook includes redacted comment exports without identifiers.

Question 2: Age (select the age range that represents you best)

ANSWER	PERCENT	COUNT
Prefer not to answer	0.9%	11
Under 20	0.2%	2
20-30	1.1%	14
31-40	6.5%	83
41-50	18.5%	235
51-60	25.3%	321
61-70	28.3%	360
71-80	16.3%	207
Over 80	3.0%	38

Question 3: What Phase of the community do you reside?

ANSWER	PERCENT	COUNT
Phase 1	20.1%	255
Phase 2	15.5%	197
Phase 3	9.9%	126
Phase 4	24.3%	309
Phase 5	20.6%	262
Phase 6	6.6%	84
Phase 7 - Condos	2.4%	31
I don't know	0.6%	7

Question 5: How do you use Sandy Pines Recreational Community? (Select all that apply)

ANSWER	PERCENT	COUNT
I reside in the community all summer (6 months)	16.7%	212
I reside in the community for 3-5 months of the summer	29.1%	370
I reside the community for less than 3 months of the summer	16.5%	210
I visit the community a few times a summer	6.2%	79
I reside or visit the community on the weekends	34.8%	442
I work or volunteer within the community	1.9%	24
Other (please specify)	6.3%	80

Question 6: How long have you been a member of the Sandy Pines Community?

ANSWER	PERCENT	COUNT
Less than 1 year	5.0%	64
1 - 5 years	32.2%	409
6 - 10 years	18.7%	238
11 - 15 years	14.2%	180
16 - 20 years	7.0%	89
More than 20 years	22.9%	291

Question 7: How clear is the information presented about the community assets, and described above?

ANSWER	PERCENT	COUNT
Very Clear	52.7%	648
Somewhat Clear	27.7%	340
Mostly Clear	17.4%	214
Not Clear	0.0%	0
Not Clear (Comment what would make it clearer below)	2.2%	27

Question 8: How would you prioritize GENERAL BUILDING asset investments?

Answered: 1,186; weighted average: 2.94 out of 4.

PRIORITY LEVEL	PERCENT	COUNT
High Priority - Invest Early	25.0%	296
Medium Priority - Invest Later	50.4%	598
Low Priority	17.9%	212
Do not Invest at this time (Skip to next Asset Category)	6.8%	80

Question 9: Sort the following assets in order of most important (top of the list) to less important (bottom of the list). Understanding that all assets shown have immediate needs that will be addressed. This information provides more clarity how important each asset is to the community.

Answered: 1,040. Priority scores are shown exactly as exported / reconstructed from the rank distributions.

ITEM	PRIORITY SCORE	RESPONSES
Pavilion/ CC/ Tot Center (Phase 1) (\$\$\$\$)	3.49	1,040
Ice Cream Shop and Support Building (Phase 1) (\$\$\$)	4.10	1,040
Maintenance Building 1 (Phase 1 - the maintenance building closest to 136th Avenue) (\$\$\$\$)	2.83	1,040
Public Safety Building (Phase 1) (\$\$\$)	2.91	1,040
Mail Center (Phase 1) (\$\$)	1.68	1,040

Question 10: How would you prioritize CONVENIENCE CENTER asset investments?

Answered: 1,103; weighted average: 3.06 out of 4.

PRIORITY LEVEL	PERCENT	COUNT
High Priority - Invest Early	33.6%	371
Medium Priority - Invest Later	45.2%	499
Low Priority	14.8%	163
Do not Invest at this time (Skip to next Asset Category)	6.3%	70

Question 11: Indicate how important each of the following should be when planning or investing in the Convenience Centers. Understand that this prioritization will support future investment decision-making, and a pending emergency situation will shift priorities accordingly to keep the Sandy Pines Community safe.

Answered: 989. Note: the export includes a small unlabeled response bucket; it is shown below exactly as exported.

STATEMENT	WEIGHTED AVG	RESPONSES
ALL Convenience Centers should be FEMA-rated safety structures for use during emergency situations (\$\$\$\$)	2.51	989
Convenience Centers should be constructed with durable, concrete-like materials to withstand extreme weather (\$\$\$)	3.02	989
Convenience Centers should primarily serve restroom and shower needs, not emergency shelter functions (\$\$)	2.68	989
Emergency/safety facilities should be separate from Convenience Centers (\$\$\$ - \$\$\$)	1.92	989
Convenience Centers should be simple, functional, and cost-efficient (\$)	3.02	989

Question 12: Which statement best reflects your overall preference for Convenience Centers?

ANSWER	PERCENT	COUNT
All Convenience Centers should be FEMA-rated safety structures, even if that increases cost	24.3%	240
Convenience Centers should be durable but not FEMA-rated, with safety facilities provided elsewhere	44.4%	439
Convenience Centers should focus only on restroom and shower use	21.1%	209
I do not have a strong preference regarding Convenience Center safety or construction	10.2%	101

Question 13: If funding is approved, which approach do you prefer?

ANSWER	PERCENT	COUNT
Convenience Centers with higher durability and safety features (\$\$\$\$)	15.6%	154
Convenience Centers with simpler, basic features and separate safety facilities (\$\$)	25.6%	253
A mix of both, depending on location and need (\$\$\$)	51.0%	504
Not sure / need more information	7.9%	78

Question 14: How would you prioritize PARK AMENITY asset investments?

Answered: 1,055; weighted average: 3.23 out of 4.

PRIORITY LEVEL	PERCENT	COUNT
High Priority - Invest Early	43.7%	461
Medium Priority - Invest Later	40.9%	432
Low Priority	10.4%	110
Do not Invest at this time (Skip to next Asset Category)	4.9%	52

Question 15: When deciding which Park Amenities to address first, how important should each of the following factors be? (Rank the following items in order of highest importance at the top of the list, to lower importance at the bottom of the list) Understand that ADA compliance and accessibility are top priorities for the Sandy Pines Community and will be implemented with every investment.

Answered: 945. Priority scores are shown exactly as exported / reconstructed from the rank distributions.

ITEM	PRIORITY SCORE	RESPONSES
Safety or risk reduction	4.99	945
Preventing further deterioration of existing amenities	5.19	945
Frequency of use by members	4.58	945
Benefit to the greatest number of people	4.56	945
Ability to complete improvements efficiently	3.31	945
Reducing long-term maintenance costs	3.46	945
Visual impact or appearance	1.91	945

Question 16: All Park Amenities can not be addressed at once; which approach should guide investment decisions?

ANSWER	PERCENT	COUNT
Focus first on safety, access, and basic functionality	24.8%	234
Focus on high-use areas, even if some lower-use areas wait longer	29.5%	279
Prioritize projects that prevent higher future costs	18.0%	170
Balance improvements across the park over time	25.2%	238
No strong preference	2.5%	24

Question 17: Based on previous community feedback, Park Amenity needs are already well understood. Which statement best reflects your view?

ANSWER	PERCENT	COUNT
I agree - the focus should now be on implementation and execution	30.9%	292
Some priorities may have changed and should be revisited	34.7%	328
I'm not familiar with the prior survey results	34.4%	325

Question 18: How would you prioritize LAKE AMENITY asset investments?

Answered: 994; weighted average: 3.33 out of 4.

PRIORITY LEVEL	PERCENT	COUNT
High Priority - Invest Early	55.9%	556
Medium Priority - Invest Later	27.1%	269
Low Priority	11.3%	112
Do not Invest at this time (Skip to next Asset Category)	5.7%	57

Question 19: Prioritized how important each of the following types of lake investments is to you. Rank the following statements from most important (top of the list) to less important (bottom of the list).

Answered: 894. Priority scores are shown exactly as exported / reconstructed from the rank distributions.

ITEM	PRIORITY SCORE	RESPONSES
Lake safety and navigability improvements (channels, entries, access points)	3.44	894
Water quality and environmental management	3.95	894
Infrastructure that supports long-term lake operations	3.29	894
Recreational enhancements and new features	1.85	894
Investments that reduce future maintenance or emergency needs	2.47	894

Question 20: Of the following lake-related investments, provided to the Lake Committee via community feedback, which should be prioritized first when funding is available? (Sort the list below with the highest priority at the top and the least highest priority at the bottom)

Answered: 894. Priority scores are shown exactly as exported / reconstructed from the rank distributions.

ITEM	PRIORITY SCORE	RESPONSES
Installation of additional lake pumps to support lake operations (\$\$)	6.82	894
Channel improvements to improve flow and reduce undercutting (Phase 2) (\$\$\$\$)	4.71	894
Improved lake entry access (Sailboat Cove entry) (\$\$)	3.69	894
Channel connection improvements between Phase 3 and the Creek (\$\$)	3.94	894
Aquatic vegetation management equipment (Weed Harvester) (\$)	5.89	894
Point sandbar improvements (Phase 2) (\$\$)	2.93	894
Expanded beach or marina access (Rental / Marina Beach) (\$\$)	2.70	894
Lake dredging to improve depth and usability (\$)	5.32	894

Question 21: Some lake-related efforts are ongoing operational needs rather than capital investment projects. Which statement best reflects your understanding?

ANSWER	PERCENT	COUNT
I understand some lake investments are ongoing operational costs	15.4%	138
I prefer lake investments that result in long-term physical improvements	11.7%	105
Both are important, depending on need	64.0%	572
Not sure / need more information	8.8%	79

Question 22: If funding is approved, which approach should guide lake investments?

ANSWER	PERCENT	COUNT
Focus first on lake function, safety, and long-term sustainability	71.2%	637
Balance function with recreational and experiential enhancements	19.4%	173
Prioritize new amenities that enhance user experience	4.6%	41
No strong preference	4.8%	43

Question 23: Are there assets, facilities, or improvements not identified above that should be considered? (select from one of the examples below OR describe your own ideas)

ANSWER	PERCENT	COUNT
None of the above	22.0%	203
Core Development: combining the Pavilion/ Tot Center, Picnic Shelter, Ice Cream Shop, and surrounding site area into a new "core" with safer parking layouts, combined building footprints, and without obstructing the Lake. (\$\$\$\$) Phase 1	34.3%	316
Enhanced Entry: combining the entry gate, public safety, mail center, and maintenance building parking area for an enhanced entry to the community to provide a centralized hub for patrons and visitors, safer traffic patterns, and optimizing the ideal road frontage. (\$\$\$\$) Phase 1	8.9%	82
Recreation Area Update: eliminated underused or unused site amenities in the recreation area and created a lively community space for new pickleball courts and other missing recreation assets in the community. (\$\$\$\$) Phase 5	24.0%	221
Marina/ Rental Beach: Develop the Phase 6 rental / marina beach area to add picnic area, seating area, sunset benches, landscaping and golf cart parking to make it a park destination. (\$\$\$\$) Phase 6	11.8%	109
Other (please specify)	18.1%	167

Question 24: Are you in support of renewing this fund with the appropriate economic adjustments?

ANSWER	PERCENT	COUNT
Yes	67.3%	621
No	32.6%	301